



For Lease

Expandable Warehouse Space in Urbandale

- 36,270 SF (expandable to 70,000+/- SF)
- \$4.75/SF NNN
- Situated on 4.02 acres in Urbandale
- Quick access to Interstate 80/35
- 35 on-site parking spaces
- Close proximity to area restaurants and retail

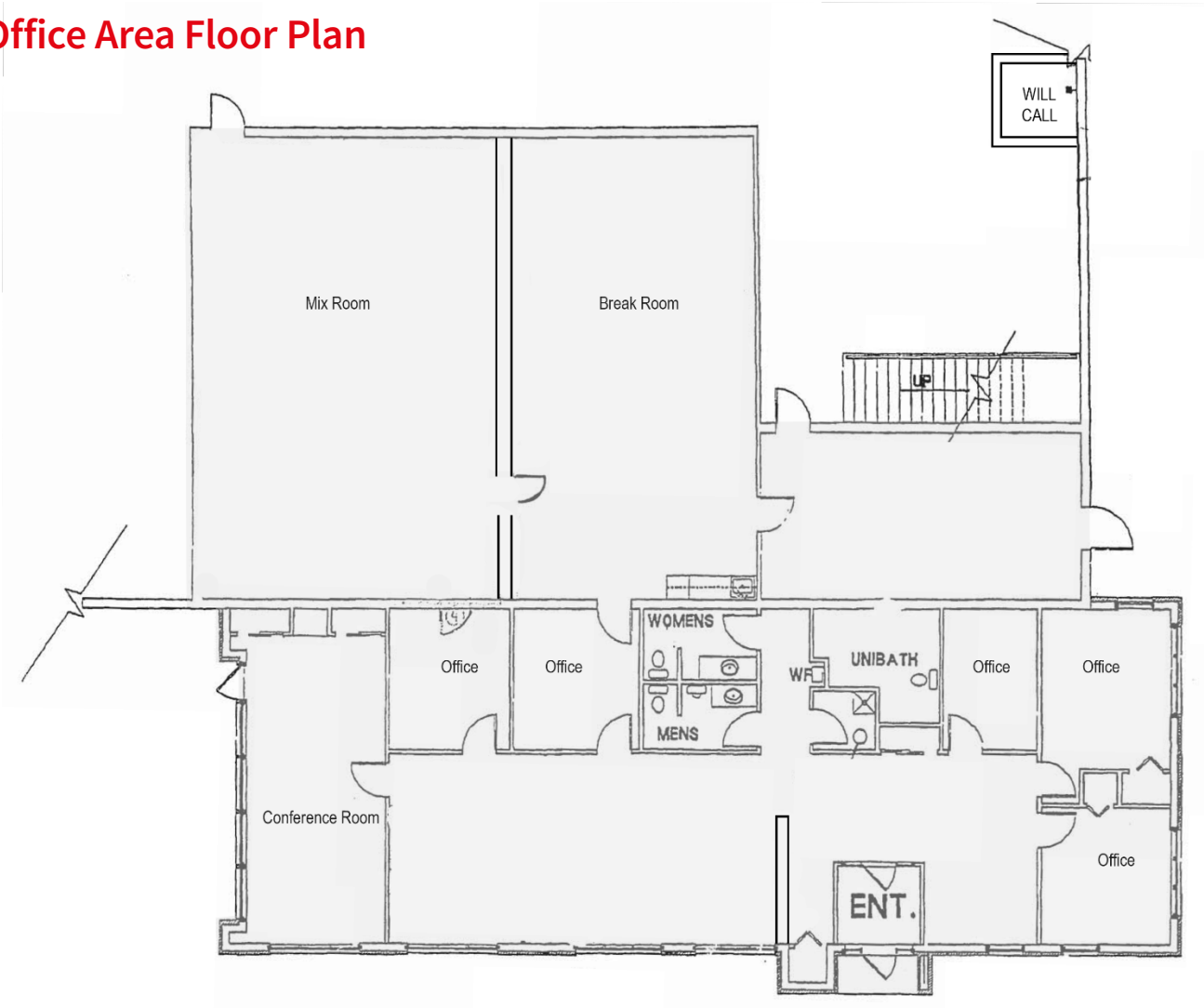
**4401 112th Street.
Des Moines, IA**

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Office Area Floor Plan

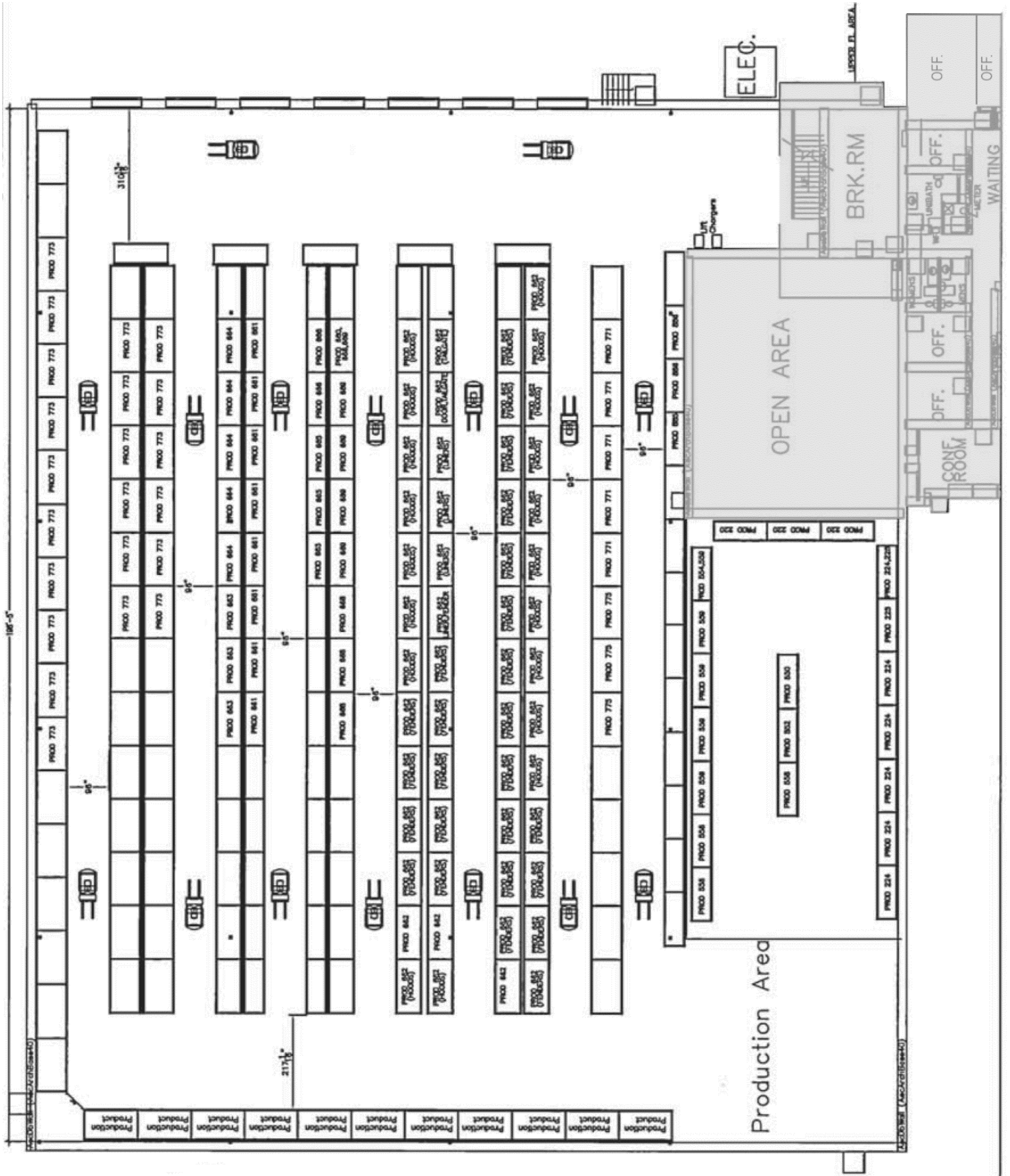


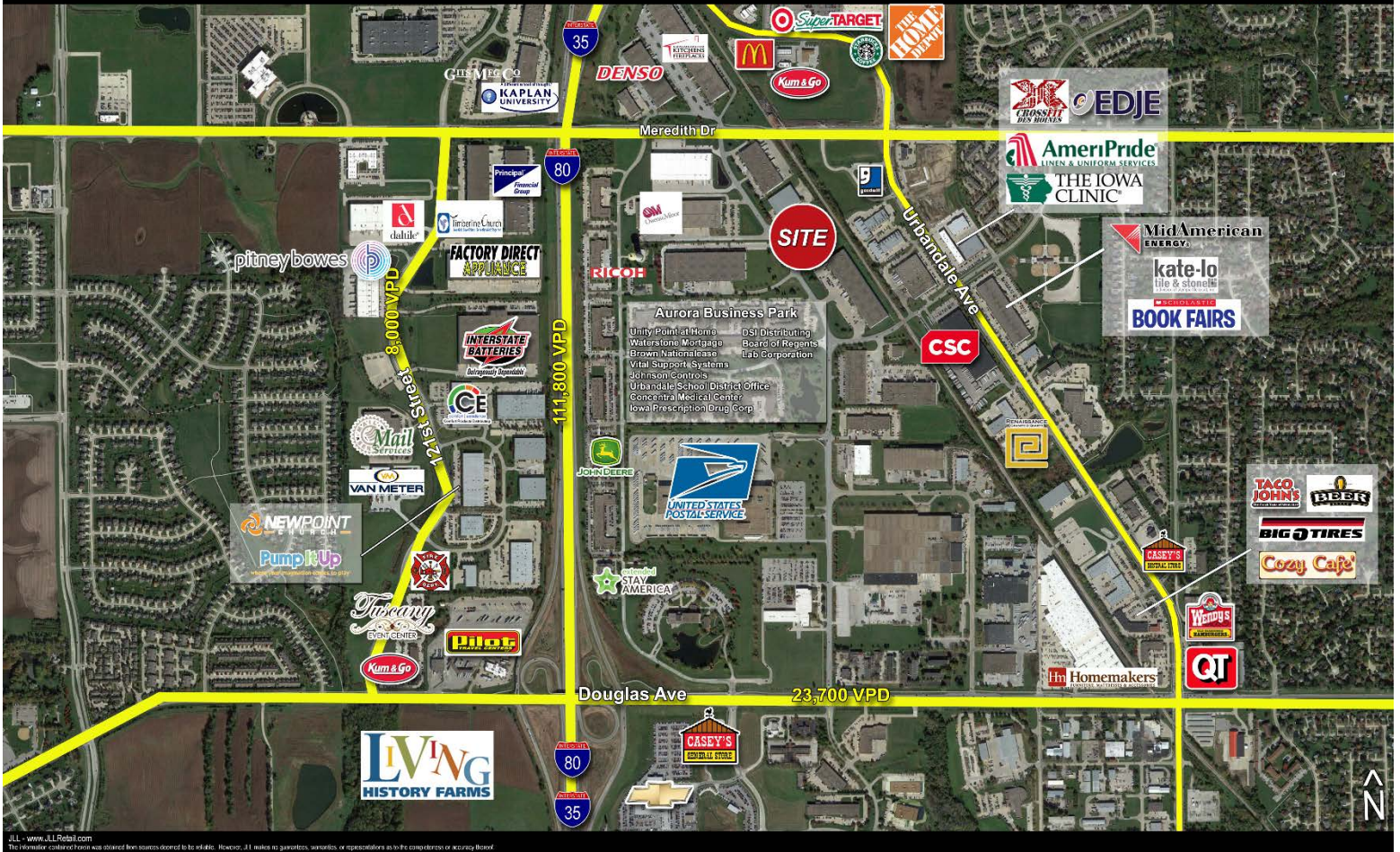
Property Highlights

Building Size 36,270 SF – 70,000+/- SF	Land Size 4.02 Acres	Expansion +35,000 SF	Truck Wells None
Year Built 1985	Parking 35 spaces	Sprinkler Wet	Zoning M-2
Loading 7 docks with levelers 14' high dock, 8' x 9' dock doors	Construction Type Tilt-up	Office SF 4,588 SF	Dimensions 200' x 168' Warehouse 30' x 85' Office
Column Spacing 40' x 40'	Ceiling Height 24"	Availability 36,150 SF – 70,000+/- SF	Rate \$4.75/SF NNN Negotiable TI allowance

Full Floor Plan

Office area in gray shown larger on opposite page





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The 112th Street traffic count was obtained from sources deemed to be reliable. However, JLL makes no guarantee, warranty, or representation as to the completeness or accuracy thereof.

2016 Demographics

	1 Mile	3 Miles	5 Miles
Population	2,829	52,694	160,258
Median Age	40.8	38.2	36.7
Households	1,199	20,075	63,875
Average HH Income	\$107,125	\$112,647	\$101,401

Traffic Counts

112 th Street	1,401 VPD
Meredith Dr. (W)	15,400 VPD
Meredith Dr. (E)	9,300 VPD